



COUNCIL REGULAR SESSION

City Hall Council Chambers, 10501 SE Main Street
& Zoom Video Conference (www.milwaukieoregon.gov)

2425th Meeting

MINUTES

MAY 6, 2025

Council Present: Councilors Adam Khosroabadi, Robert Massey, Council President Will Anderson, and Mayor Lisa Batey

Council Absent: Councilor Rebecca Stavenjord

Staff Present: Camilo Alvarez Tuta, Associate Engineer	Jacob Lehrbach, Water Treatment Operator
Joseph Briglio, Assistant City Manager	Nicole Madigan, Deputy City Recorder
Ryan Burdick, Police Chief	Michael Osborne, Finance Director
Thomas Garrett, Police Detective Sargent	Emma Sagor, City Manager
Justin Gericke, City Attorney	Scott Stauffer, City Recorder
Brent Husher, Library Director	Jason Wachs, Community Engagement Coordinator
Brett Kelver, Senior Planner	Laura Weigel, Planning Manager
Vera Kolias, Senior Planner	

Mayor Batey called the meeting to order at 6:34 p.m.

1. CALL TO ORDER

A. Pledge of Allegiance.

B. Native Lands Acknowledgment.

2. ANNOUNCEMENTS

Mayor Batey noted that Councilor Stavenjord was absent.

Mayor Batey and **Council President Anderson** announced upcoming activities, including annual neighborhood district association (NDA) leadership elections, a Friends of the Ledding Library plant sale, clean-up events at local natural areas, a breakfast fundraiser for the Corporal Diffie Fund for Veterans, and a book conversation led by Council President Anderson.

Mayor Batey read a nature-themed Haiku poem and noted that the Milwaukie Farmers Market had returned for its 2025 season.

3. PROCLAMATIONS AND AWARDS

A. ~~Outstanding Milwaukie High School Student Award~~ (removed from the agenda)

B. Volunteer of the Year 2024 – Award

Wachs provided an overview of the volunteer of the year award program. **Mayor Batey** reviewed the list of award nominees and announced that Pam Denham, Milwaukie resident, was the 2024 Volunteer of the Year. **Denham** thanked Council and other community volunteers and encouraged the public to find volunteer opportunities. **Mayor Batey** noted the annual Volunteer Appreciation Dinner in June.

C. Mental Health Awareness Month – Proclamation

Burdick discussed the city's work to recognize and address mental health issues and **Mayor Batey** proclaimed May to be Mental Health Awareness Month. **Councilor Khosroabadi** commented on the daily mental health challenges faced by veterans.

D. National Law Enforcement Week – Proclamation

Burdick remarked on the sacrifices made by law enforcement processionalists and **Mayor Batey** proclaimed May 15 to 21 to be National Law Enforcement Week.

~~E. Asian American Pacific Islander (AAPI) Heritage Month – Proclamation~~ (removed from the agenda)

Mayor Batey announced that the AAPI Heritage Month proclamation would be rescheduled to the May 20 regular session.

F. Public Service Recognition Week – Proclamation

Mayor Batey, **Thomas Garrett**, Milwaukie Police Employees Association (MPEA) President, and **Nicole Madigan**, American Federation of State, County, and Municipal Employees (AFSCME) Milwaukie local Secretary, commented on the importance of recognizing public service processionalists. **Mayor Batey** proclaimed May 4 to 10 to be Public Service Recognition Week.

Mayor Batey encouraged the public to support local teachers through the www.donorschoose.org/teachers website.

4. SPECIAL REPORTS

A. None Scheduled.

5. COMMUNITY COMMENTS

Sagor provided reports on April 15 comments and email correspondence received since April 15; **Sagor** commented on an incident involving law enforcement officers in downtown witnessed by a commentor and addressed community member concerns about a planned development on Harrison Street. **Sagor** reported that city staff were working to improve communication with residents, and that **Mayor Batey** was planning to host a town hall on middle housing developments.

Mayor Batey reviewed the comment procedures.

Martha Germany, Milwaukie resident, expressed concern about a proposal to build a picnic shelter in Furnberg Park and suggested that representatives of the Linwood NDA had misrepresented the community's position.

Cameron McKillop, Milwaukie resident, expressed concern about the narrowness of the access road and a lack of parking around the Harrison Street project.

Steve Tallman, Milwaukie resident, expressed concern about a proposal to build a picnic shelter at Furnberg Park, and asked that the project be stopped.

Rolanne Stafford, Milwaukie resident, commented on concern about how the developer of the Harrison Street subdivision was taking care of the construction site.

Eplanet Thunderstriker, Irvine, California resident, remarked on whether their email had been received and suggested they would follow up in a week.

Dylan Kruse, Milwaukie resident, remarked on community concerns about the Harrison Street project and how many homes may be built on the site.

Council President Anderson and **Mayor Batey** briefly commented on when the city would respond to concerns about the Harrison Street project and middle housing.

Mayor Batey urged residents concerned about the Furnberg Park proposal to attend the next Linwood NDA meeting.

6. CONSENT AGENDA

Mayor Batey noted a scrivener's error in the March 11 minutes related to the absence of Councilor Khosroabadi and presence of Councilor Stavenjord from that meeting.

It was moved by Councilor Massey and seconded by Council President Anderson to approve the Consent Agenda as presented.

A. City Council Meeting Minutes:

1. **March 11, 2025, study session,**
2. **March 18, 2025, work session,**
3. **March 18, 2025, regular session,**
4. ~~April 1, 2025, work session, and~~
5. ~~April 1, 2025, regular session.~~ (removed from the agenda)

B. Resolution 22-2025: A resolution of the City Council of the City of Milwaukie, Oregon, authorizing a project change request incorporating redistributed funds from the Regional Flexible Fund Allocation (RFFA) program for the Washington-Monroe Street Greenway Project.

C. Resolution 23-2025: A resolution of the City Council of the City of Milwaukie, Oregon, acting as the Local Contract Review Board, authorizing a Microsoft Enterprise Agreement and purchase of software support services from SHI International Corp.

D. Approval of an Oregon Liquor and Cannabis Commission (OLCC) application for Waverly Green Apartments – new license.

Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Mayor Batey voting “aye.” [4:0]

7. BUSINESS ITEMS

A. Annexation of 4920 SE Lake Road (A-2025-001) – Ordinance

Kolias provided an overview of the proposed annexation and noted that the ordinance did not address any future development proposals for the property. The group noted that some correspondence had been received about the annexation.

Carmen Meyer, a member of the Cereghino Farms Homeowners Association (HOA) Board, expressed concern about the number of homes that could be built on the property being annexed and asked when the community would know more about development plans. **Kolias** reported that the city did not have an active land use application for the property and explained types of land use actions that could trigger public notice to the neighbors.

It was moved by Councilor Massey and seconded by Council President Anderson for the first and second readings by title only and adoption of the ordinance annexing a tract of land identified as Tax Lot 22E06BA00800 and located at 4920 SE Lake Road into the city limits of the City of Milwaukie (File #A-2025-001). Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Mayor Batey voting “aye.” [4:0]

Sagor read the ordinance two times by title only.

Stauffer polled the Council with Councilors Anderson, Khosroabadi, Massey, and Mayor Batey voting “aye.” [4:0]

Ordinance 2250:

AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, ANNEXING A TRACT OF LAND IDENTIFIED AS TAX LOT 22E06BA00800 AND LOCATED AT 4920 SE LAKE ROAD INTO THE CITY LIMITS OF THE CITY OF MILWAUKIE (FILE #A-2025-001).

B. Code Section 19.505 Table Correction – Ordinance

Kolias explained that the ordinance would correct an accidentally amended table in the code. **Stauffer** thanked **Kolias** and General Code Publishing for working through the error that had occurred during multiple overlapping code packages.

It was moved by Councilor Massey and seconded by Council President Anderson for the first and second readings by title only and adoption of the ordinance amending the Milwaukie Municipal Code (MMC) Title 19 Zoning Ordinance for the purpose of correcting a publishing error related to attached cottages in a cottage cluster. Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Mayor Batey voting “aye.” [4:0]

Sagor read the ordinance two times by title only.

Stauffer polled the Council with Councilors Anderson, Khosroabadi, Massey, and Mayor Batey voting “aye.” [4:0]

Ordinance 2251:

AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, AMENDING THE MILWAUKIE MUNICIPAL CODE (MMC) TITLE 19 ZONING ORDINANCE FOR THE PURPOSE OF CORRECTING A PUBLISHING ERROR RELATED TO ATTACHED COTTAGES IN A COTTAGE CLUSTER.

C. Affordable Housing Code Incentives – Discussion (continued)

Kolias provided an overview of the affordable housing incentives code package, and the group noted recent affordable housing projects.

Kolias and **Briglio** reviewed the proposed code amendments meant to incentivize affordable housing by addressing administrative processes, regulation, and covenants. They presented proposed code that dealt with height bonuses, maximum density, active uses, and continued affordability. **Councilor Khosroabadi, Mayor Batey, and Council President Anderson** briefly remarked on the proposed building height bonuses code.

Council President Anderson wanted the code to encourage homeownership opportunities and suggested the city adopt a tiered approach that connects the percentage of affordable housing to area median income (AMI) levels. The group discussed a tiered AMI table proposed by Council President Anderson and whether the proposed affordable housing code should include such a tiered table. While there was Council support for including a tiered AMI development table in the code, there were concerns about whether developers would be able to meet the table goals and members of Council expressed that the city should not get into the landlord business.

Council President Anderson and **Briglio** remarked on the applicability of the community land trust (CLT) model working with the proposed code.

The group commented on a social home ownership model in Seattle, Washington, and noted the Oregon State Legislature had not addressed such models yet.

Mayor Batey and **Kolias** remarked on why the proposed code used the number of bedrooms in a development instead of other ways to measure housing units, and setbacks for cottage cluster developments, and how the amount of required greenspace for affordable housing units would be determined. They also confirmed that bicycle parking could be reduced if the developer met certain requirements.

Sagor asked for Council to confirm its position on Council President Anderson's proposed development-to-AMI table. It was Council consensus to include the tiered approach proposed by Council President Anderson in the affordable housing code.

Sagor and **Kolias** asked for Council confirmation regarding Mayor Batey's proposal to grant a 10% AMI bump for home ownership developments in which at least 50% of units were affordable at 80% AMI or below. It was Council consensus to support Mayor Batey's ownership bump proposal.

Weigel and **Sagor** noted staff's intention to track affordable housing developments in the future. **Mayor Batey** asked staff to think about how the incentives would be advertised and **Council President Anderson** and **Sagor** remarked on how staff informed developers about the affordable housing tool.

Mayor Batey recessed the meeting at 8:44 p.m. and reconvened at 8:50 p.m.

D. Consolidated Fee Schedule Review – Discussion

Osborne introduced the proposed fee changes to the Consolidated Fee Schedule for Fiscal Year (FY) 2026, reviewed the process for drafting changes, and noted that solid waste fees would be presented separately at a different meeting.

Osborne reviewed the Consolidated Fee Schedule and discussed proposed fee changes, including the billable hourly wages rate, building permit fees, business registrations, and downtown parking permit rates. The group discussed parking permits and noted the recent increase in the number of parking permits purchased.

Osborne continued to review the fee schedule, including engineering right-of-way (ROW) permit fees. The group discussed how ROW fees had been calculated to compensate for the loss of parking space when a business builds a parklet in the ROW.

Osborne reviewed other engineering fees, library fines, lien docket searches, court audio recording and trial cancelation fees, planning annexation and independent review fees. The group noted what the city would be required to pay for when a planning decision required an independent review.

Osborne reviewed tree permit fees. **Councilor Khosroabadi** noted that community members had reported issues with the city's tree fees related to preventive tree maintenance. **Mayor Batey** and **Sagor** agreed reviewing the administration of the tree code could be scheduled for a future meeting and **Sagor** reported that the city's urban forester had recently taken a position with another city.

Osborne reviewed police fees, and system development charges (SDCs). The group reviewed the SDCs listed in the fee schedule and noted which agency set which SDC and discussed how SDCs base fees were calculated for different types of housing units, stormwater and transportation infrastructure costs.

Osborne and **Sagor** reviewed the water utility rates, noted that the term "low-income" would be removed from the utility assistance program.

Osborne reviewed changes to the Safe Access for Everyone (SAFE) rate, a new meter replacement fee, the ROW utility license fee, and code violation fines.

Councilor Khosroabadi asked how often the city shut-off customers' water. **Sagor** and **Osborne** explained how staff work to help customers avoid losing access to water.

Mayor Batey and **Osborne** noted that the city did not typically issue many loud noise citations. The group remarked on fees for returning stolen shopping carts.

8. PUBLIC HEARING

A. None Scheduled.

9. COUNCIL REPORTS

A. Legislative and Regional Issues – Discussion

The group discussed bills in the state legislature that city had been tracking and the status of various bills.

Council Reports

The group discussed the Council's site visit to Grand Ronde, Oregon, on May 13, and what Council wanted to do for Council meals after Pietro's Pizza left their Main Street location. Council agreed to discuss meals at a future meeting.

Council President Anderson asked for a future Council discussion about how to support Providence Milwaukie Hospital's future expansion projects and remarked on whether the city's Spot Project could be used around the middle housing development going in near Harrison Street and Home Avenue.

Councilor Khosroabadi agreed with the need to expand hospital facilities and reported Island Station neighborhood residents' concerns about encampments and infrastructure in their neighborhood.

It was moved by Councilor Massey and seconded by Council President Anderson to extend the meeting to 10:10 p.m. Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Mayor Batey voting "aye." [4:0]

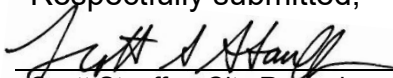
Mayor Batey noted that the North Clackamas Parks and Recreation District (NCPRD) District Advisory Committee (DAC) would be touring the Concord site.

10. ADJOURNMENT

It was moved by Councilor Massey and seconded by Council President Anderson to adjourn the Regular Session. Motion passed with the following vote: Councilors Anderson, Khosroabadi, Massey, and Stavenjord and Mayor Batey voting "aye." [5:0]

Mayor Batey adjourned the meeting at 10:00 p.m.

Respectfully submitted,


 Scott Stauffer, City Recorder